

FIND YOUR FUTURE IN



FULSHEAR, TEXAS





TOPICS

- The Facts on Fulshear
- Financial Outlook
- Projects Update
- Major Thoroughfare Plan
- Find your Fun in Fulshear





THE FACTS ON FULSHEAR



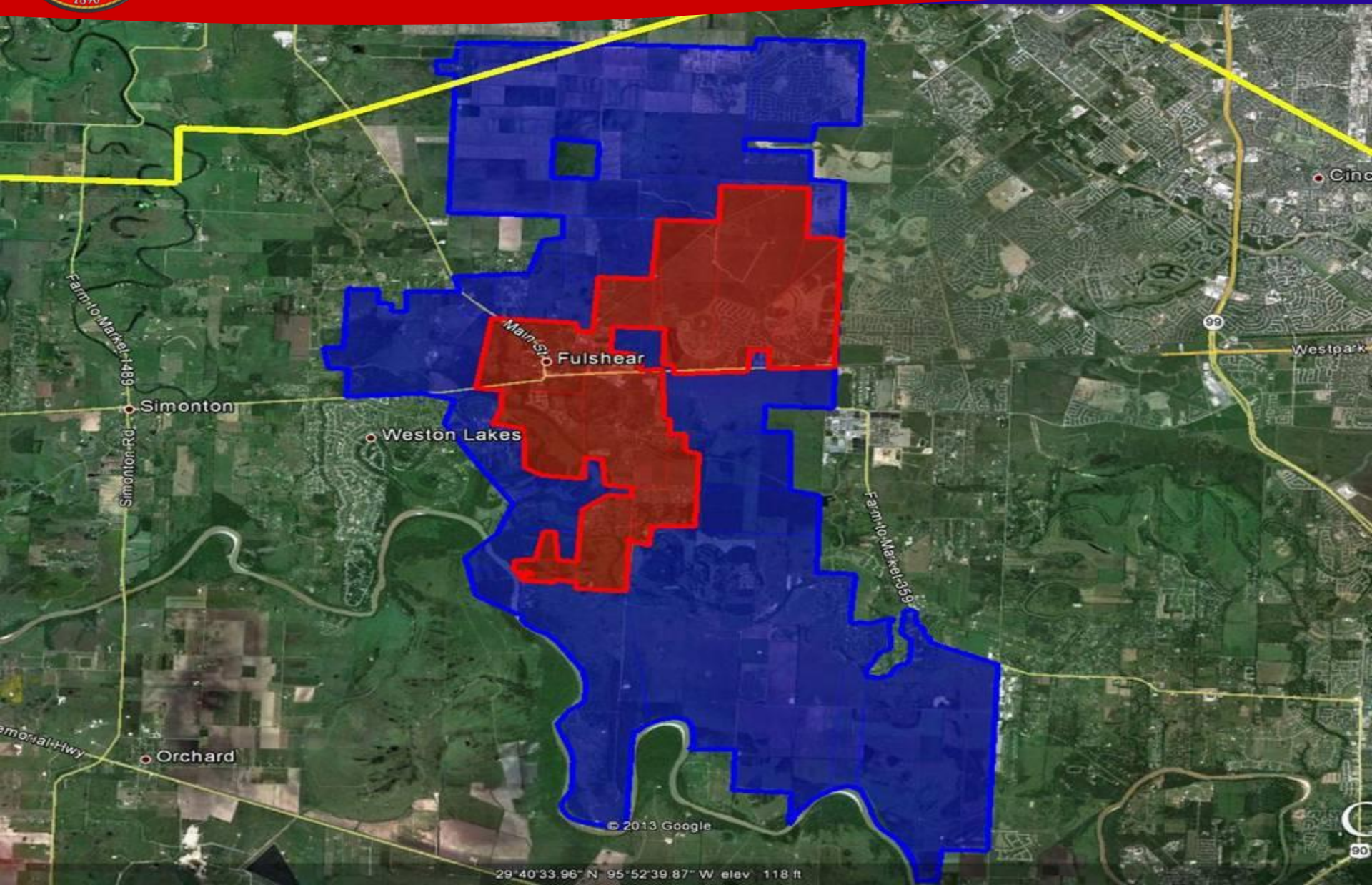


FULSHEAR CITY LIMITS & ETJ

- **11+ square miles within City Limits**
- **ETJ 37.11 square miles**
- **Approximately the size of Galveston**
- **Largest land area for a General Law City in Texas**
 - **population less than 5,000**
- **35% of land area is developed or under development**
- **Demographers and Developers agree Fulshear will be focus of growth over next ten years**



FULSHEAR CITY LIMITS & ETJ





FULSHEAR CITY LIMITS & ETJ

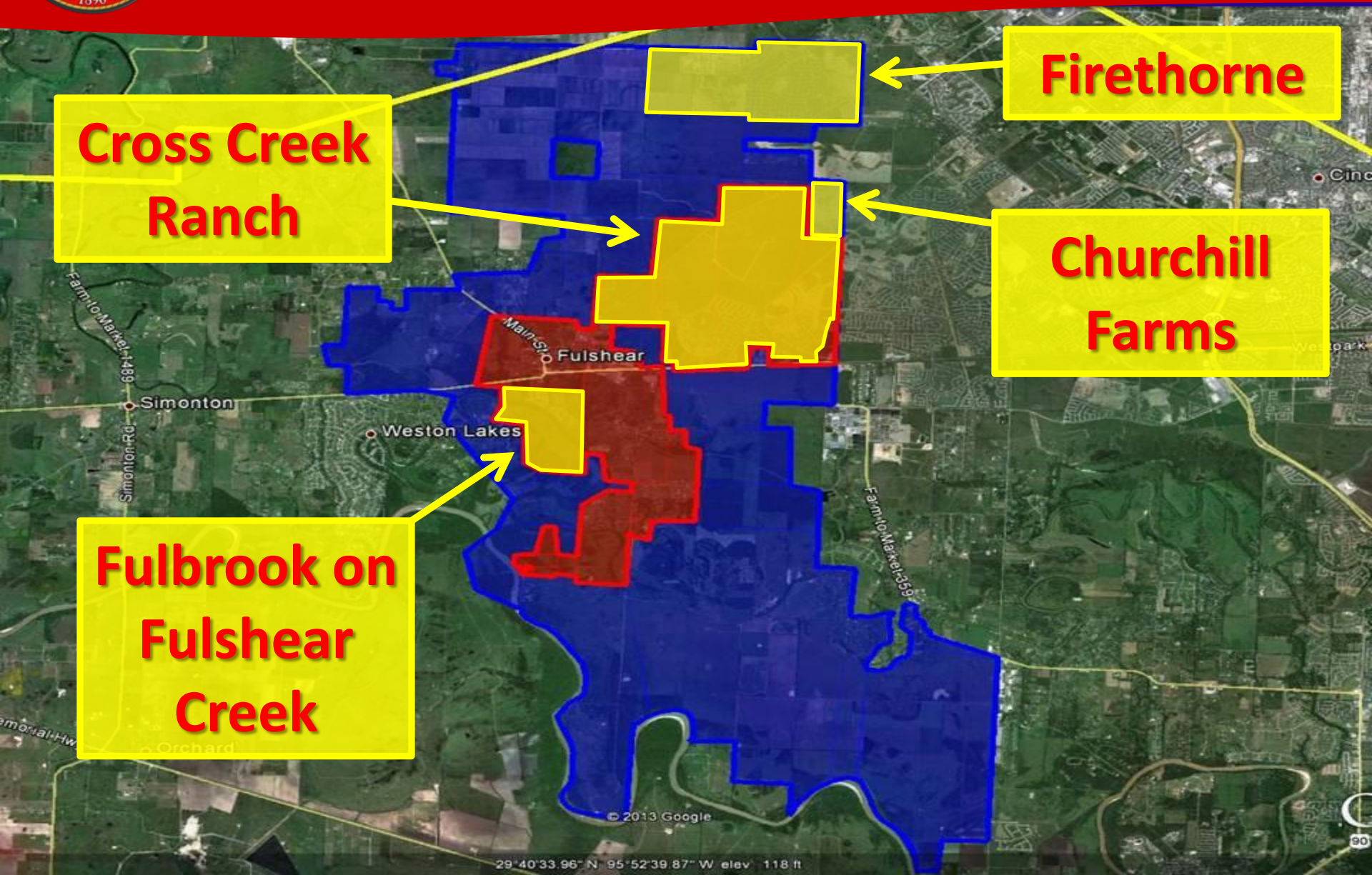
Since 2000, the City's
population has grown by a
little more than 560%

Much of Fulshear's growth
has been keyed by four
outstanding Master Planned
Communities



FULSHEAR CITY LIMITS & ETJ

CURRENT MASTER PLANNED COMMUNITIES





FULSHEAR CITY LIMITS & ETJ

**And there is more on the
Way...**

**Since January 2013 alone
the following projects have
emerged...**



FULSHEAR CITY LIMITS & ETJ

POTENTIAL MASTER PLANNED COMMUNITIES

Silvestri

1,300 Acres
4,000 Homes

DR Horton

1,400 Acres
4,200 Homes

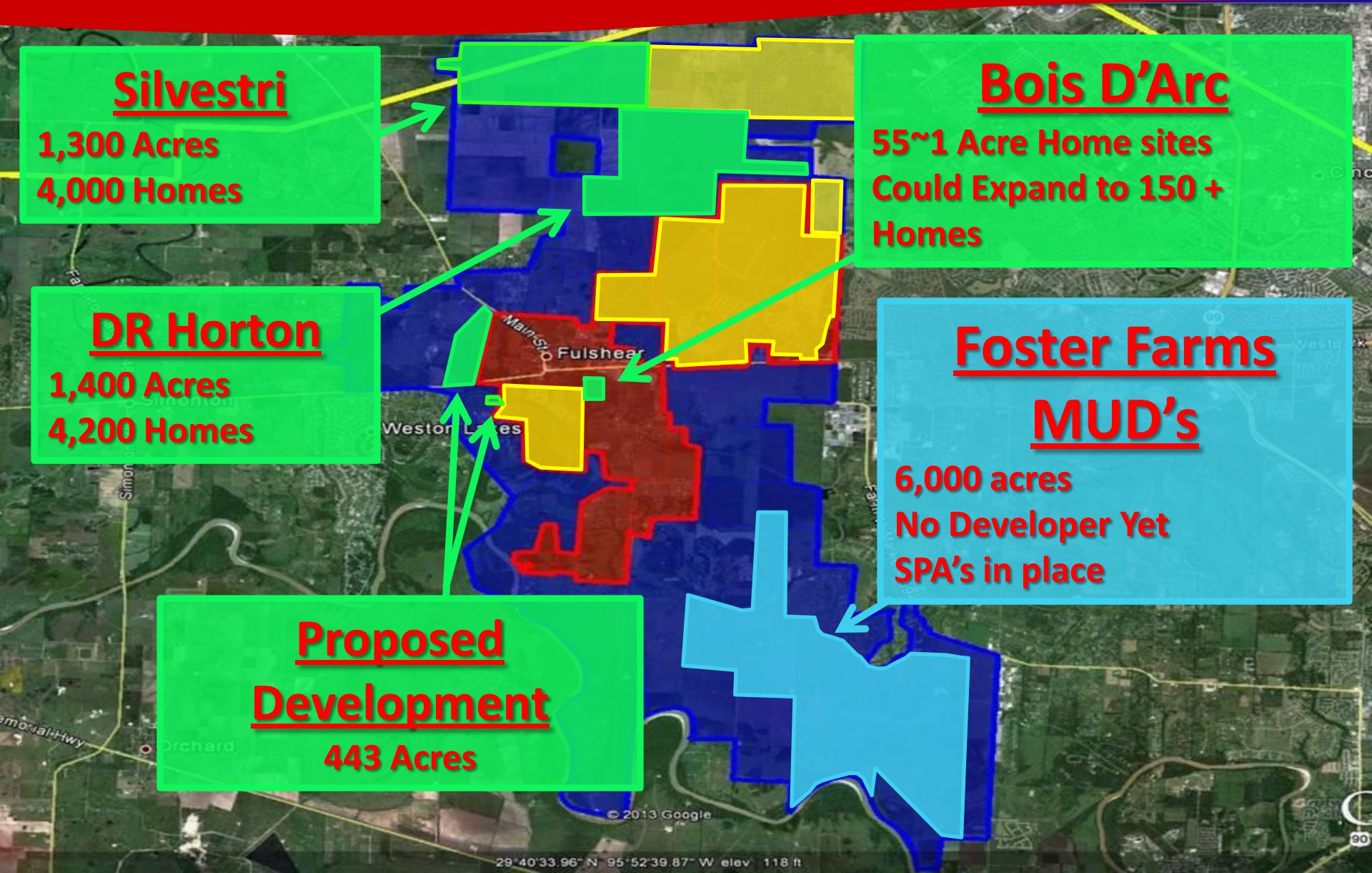
Bois D'Arc

55~1 Acre Home sites
Could Expand to 150 +
Homes

Foster Farms MUD's

6,000 acres
No Developer Yet
SPA's in place

Proposed
Development
443 Acres





DEMOGRAPHICS & GROWTH

CITY OF FULSHEAR

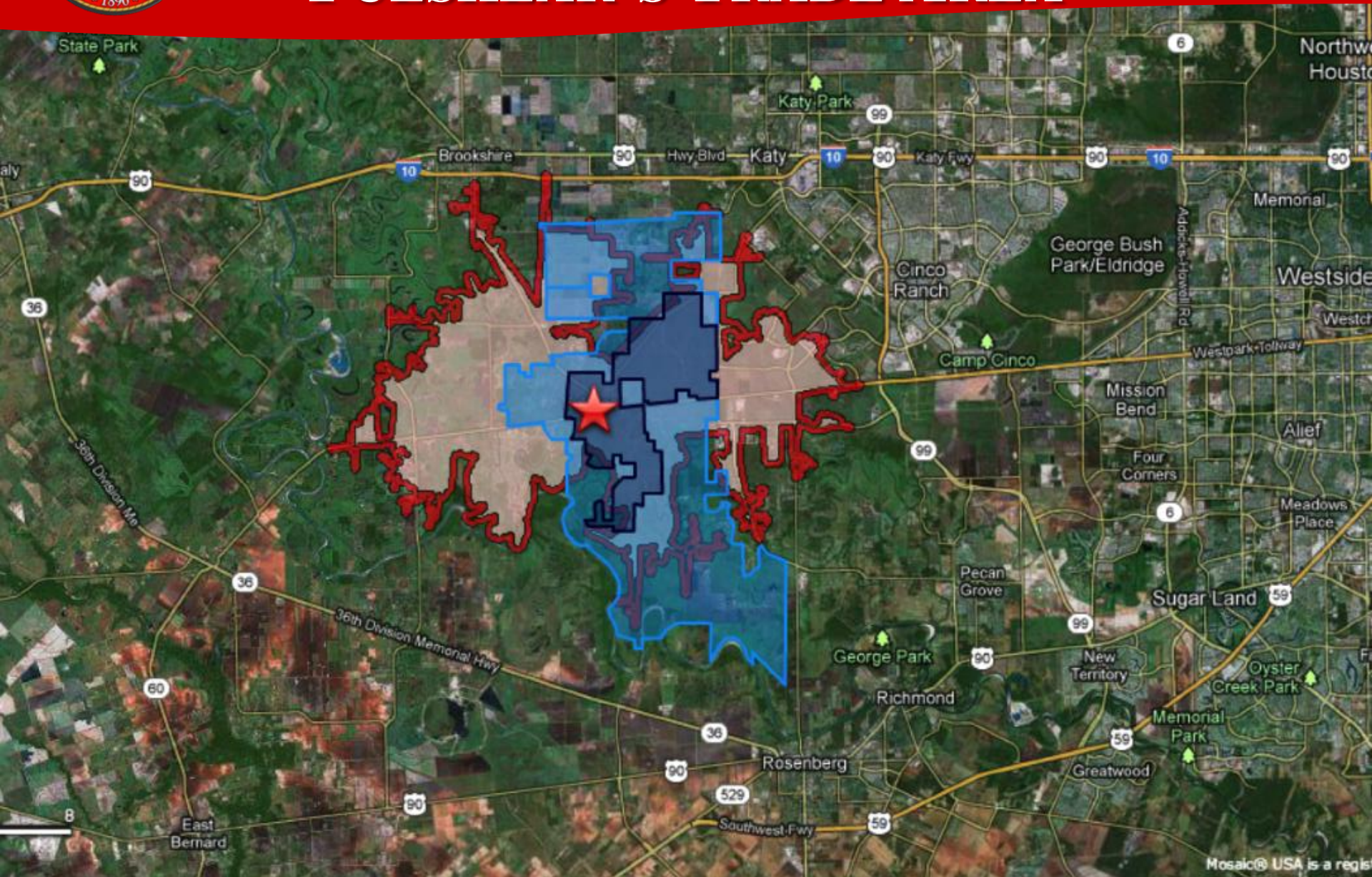
Total Population	+/- 4,070*
Female Population	50.40%
Male Population	49.60%
Population Density per Sq. Mi.	83.14
Median Age	38.6
Owner Occupied Housing Units	86.1%
Renter Occupied	11.2%
2012 Median home cost	\$319,000

*Estimate based on number of residential water connection multiplied by ESRI average resident per house



DEMOGRAPHICS & GROWTH

FULSHEAR'S TRADE AREA





DEMOGRAPHICS & GROWTH

FULSHEAR'S TRADE AREA

	2012	2017
Total Population	24,752	31,264
Female Population	50.6%	50.5%
Male Population	49.4%	49.6%
Population Density/Sq. Mi.	309.50	390.93
Median Age	36.0	37.0

All demographics are based on a 12 Minute drive time polygon provided by





DEMOGRAPHICS & GROWTH

FULSHEAR'S TRADE AREA

	2012	2017
Married	67.4%	67.6%
Divorced	5.3%	5.2%
Widowed	3.4%	3.3%
Never Married	19.8%	19.7%
Average Household 2+ Vehicles	79.1%	79.9%
Avg. Hhld Income	\$135,365	\$157,893
Per Capita Income	\$44,305	\$49,982

All demographics are based on a 12 Minute drive time polygon provided by

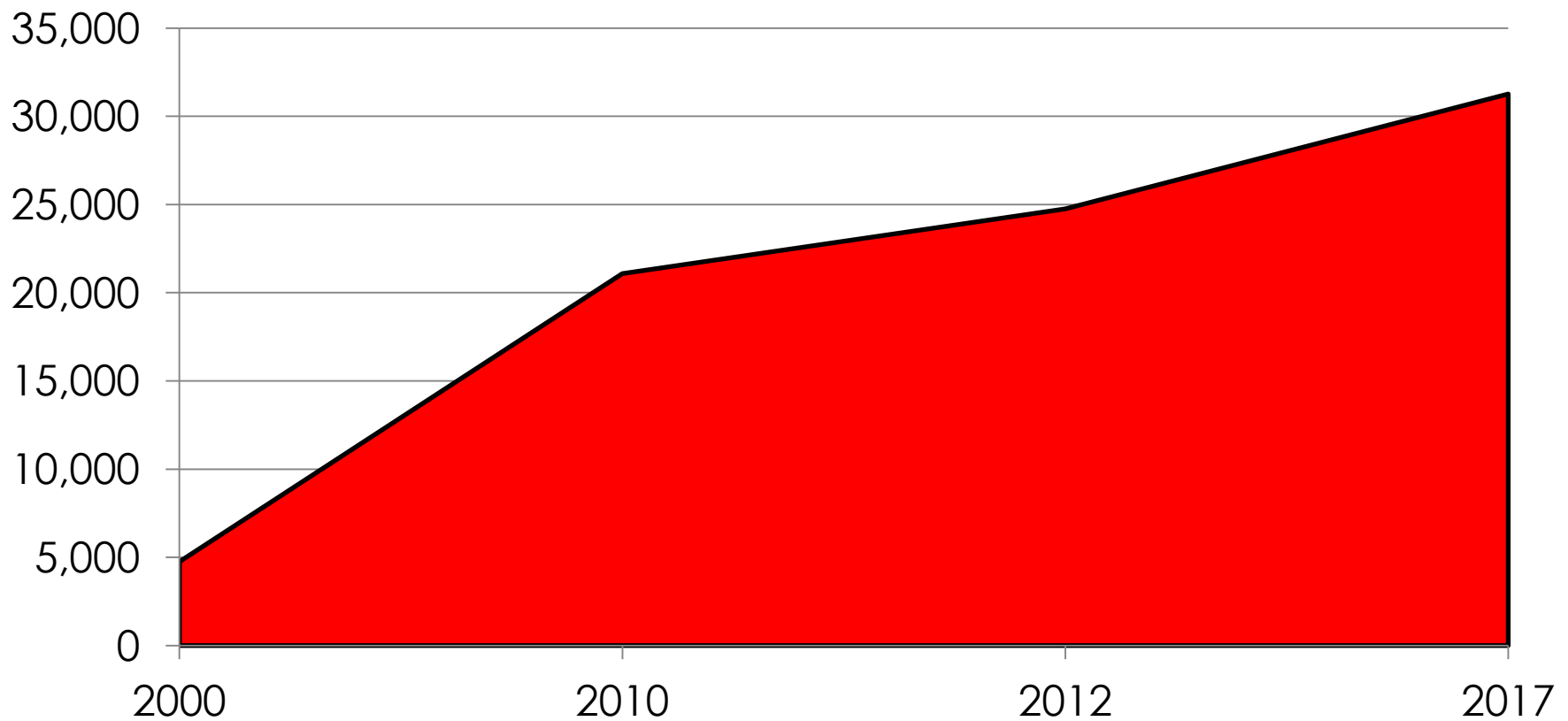




DEMOGRAPHICS & GROWTH

FULSHEAR'S TRADE AREA

Projected Population Growth through FY 2017

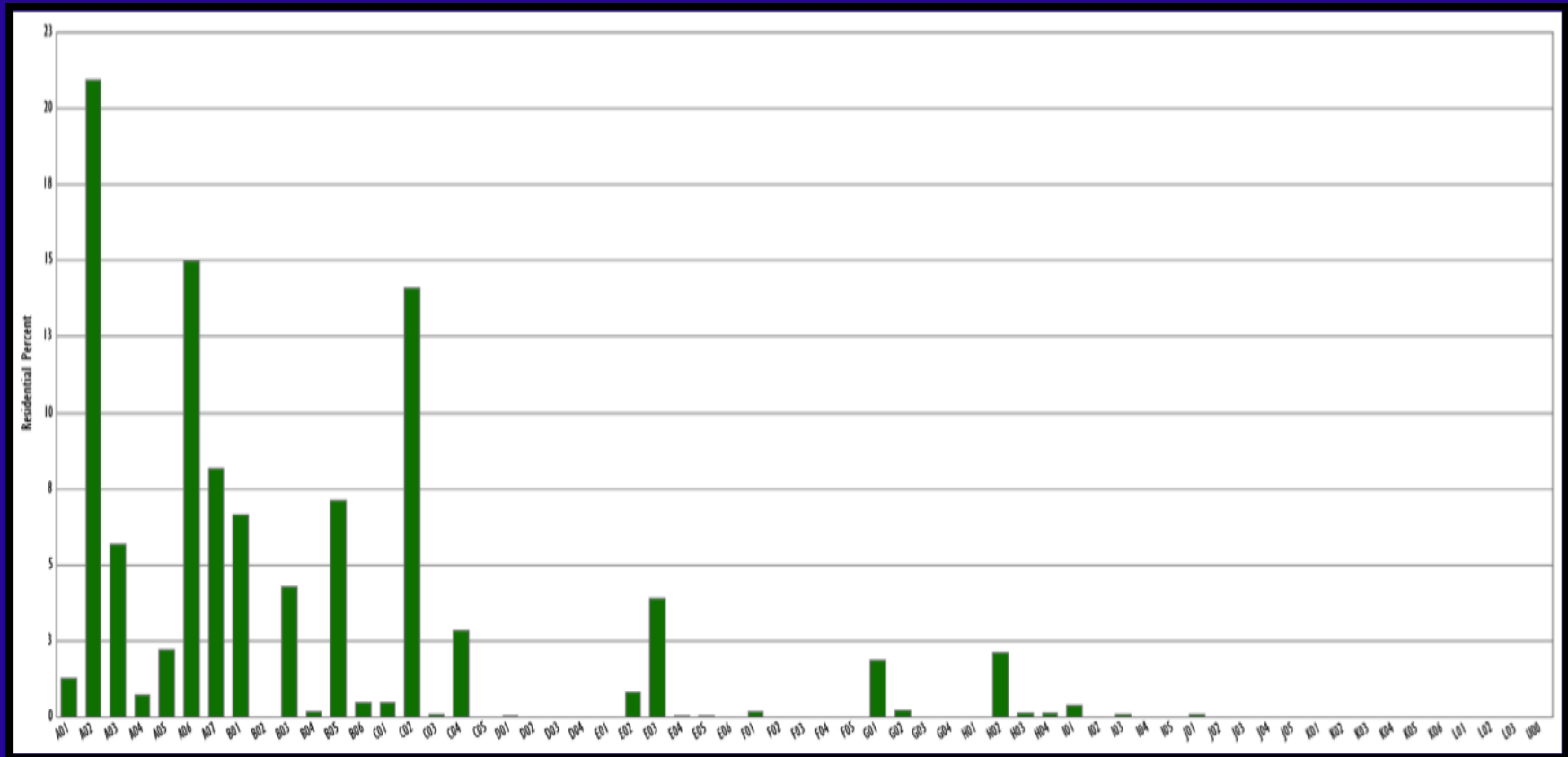




DEMOGRAPHICS & GROWTH

FULSHEAR'S TRADE AREA

Trade Area Psychographic Segmentation



All demographics are based on a 12 Minute drive time polygon provided by





DEMOGRAPHICS & GROWTH

FULSHEAR'S TRADE AREA

Dominant Segments

Dream Weavers (A02)	20.94%
White-collar Suburbia (A03)	5.68%
Small-Town Success (A06)	14.99%
New Suburbia Families (A07)	8.15%
Status-conscious Consumers (B01)	6.63%
Urban Commuter Families (B03)	4.28%
Second-generation Success (B05)	7.11%
Prime Middle America (C02)	14.07%
Professional Urbanites (E03)	3.88%

All demographics are based on a 12 Minute drive time polygon provided by





FINANCIAL OUTLOOK





FINANCIAL OUTLOOK

The City is in perhaps its best financial condition ever. The most recent Audit report indicates that the General Fund Reserve Balance is funded at 100%.

The City has been able to institute strong financial management while at the same time enhancing / expanding its services across the board.



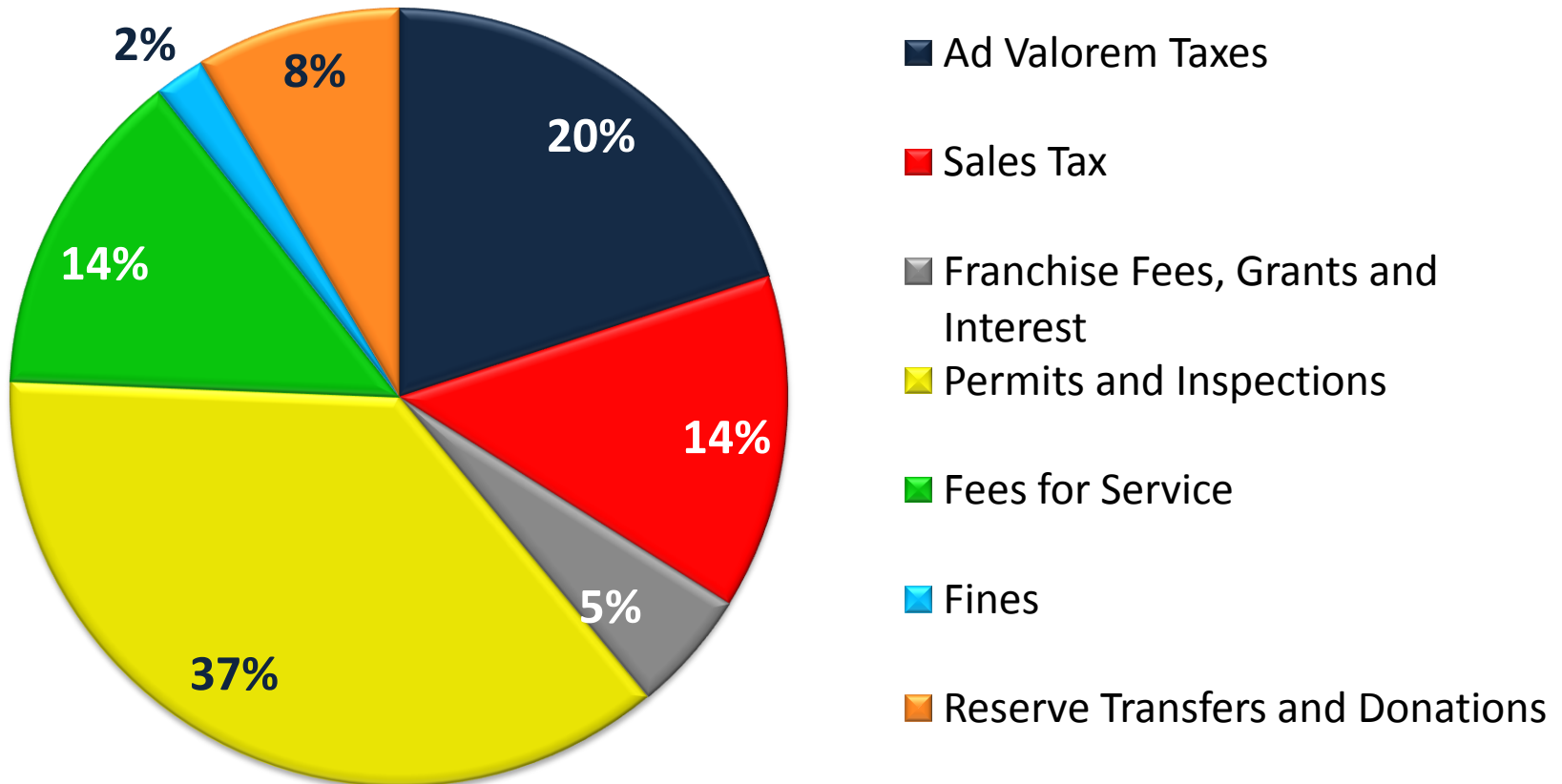
FINANCIAL OUTLOOK

- Fiscal Stewardship has maximized resources giving the City an budget of just under \$3 Million (and debt of just over \$24,000)
- Sales Tax is up 41% Year over Year in Fiscal Year 2011-2012 and equals 14% of Total Revenue
- Revenue from new Housing starts generated almost 51% of total revenue



FINANCIAL OUTLOOK

Fiscal Year 2012-2013 Revenue Percentages





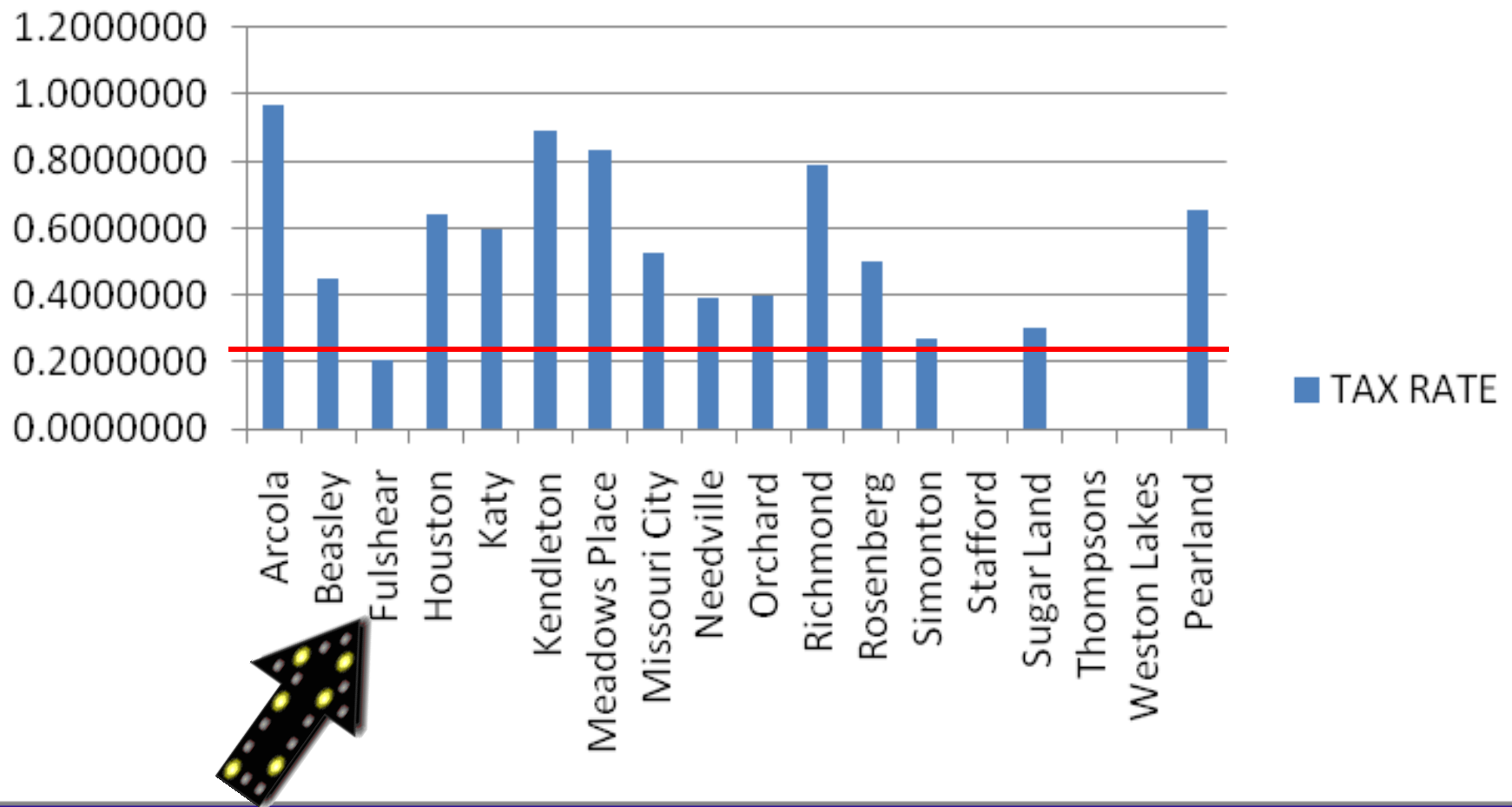
FINANCIAL OUTLOOK

**All of which means the City's
Ad Valorem Rate will
remain the lowest for any
City collecting Property Tax
in Fort Bend County**



FINANCIAL OUTLOOK

TAX RATE





PROJECTS UPDATE





PROJECTS UPDATE

Fiscal Year 2011-2012 was a year of tremendous growth and change in Fulshear. The City has conducted multiple projects and infrastructure projects to aid growth in the future.



PROJECTS UPDATE FY 2012

Infrastructure Improvements



FY 2011-2012 saw the City focus resources on improving the Water and Sewer Systems in Fulshear.

That included Water Plant improvements at a cost of \$156,000.



PROJECTS UPDATE FY 2012

Infrastructure Improvements (Cont'd)

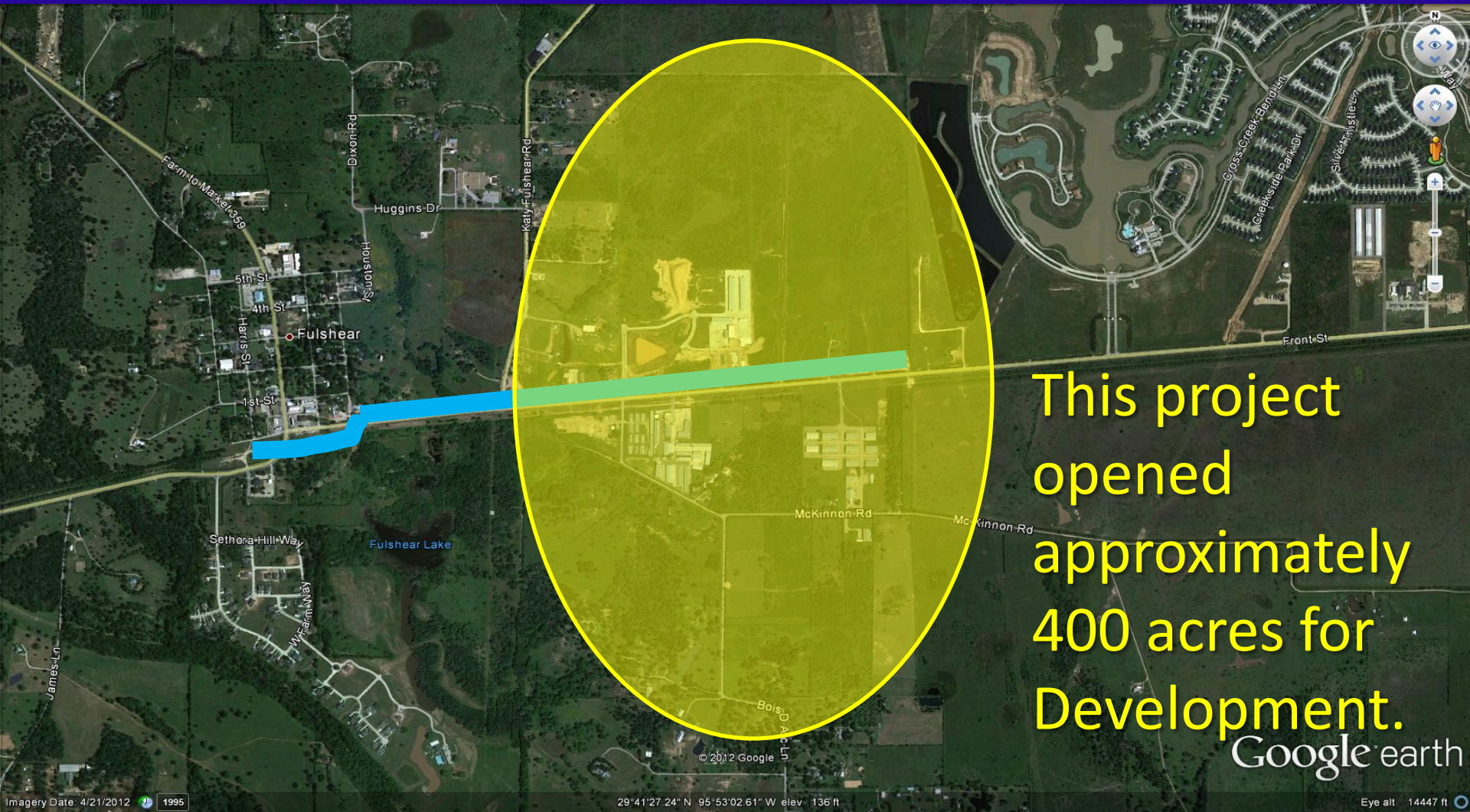
Partnering with the Fulshear 4A Development Corporation and the Governor's Office of Economic Development, the City expended \$780,000 to extend Water and Sewer Lines East along FM 1093.





PROJECTS UPDATE FY 2012

Infrastructure Improvements (Cont'd)



This project
opened
approximately
400 acres for
Development.

Google earth



PROJECTS UPDATE FY 2012

Public Safety Improvements

For the first time in the City's history the City began providing 24/7 Police coverage.



POLICING FACT:

THE FULSHEAR PD MAKES ON AVERAGE 350 STOPS A MONTH (JUST UNDER 1% OF ALL VEHICLES TRAVELING IN TOWN) AND ONLY 40% OF THOSE STOPPED RECEIVED A CITATION.



PROJECTS UPDATE FY 2012

Public Safety Improvements (Cont'd)

**The City enhanced its
Emergency Management
capabilities by installing a
generator and
communications for it's
Emergency Operations
Center through grants from
the State**





PROJECTS UPDATE FY 2012

Public Safety Improvements (Cont'd)

Additionally, the City trained its first Community Emergency Response Team (CERT). This group of resident volunteers will assist the City in recovering if and when disaster strikes.





PROJECTS UPDATE FY 2012

Public Safety Improvements (Cont'd)

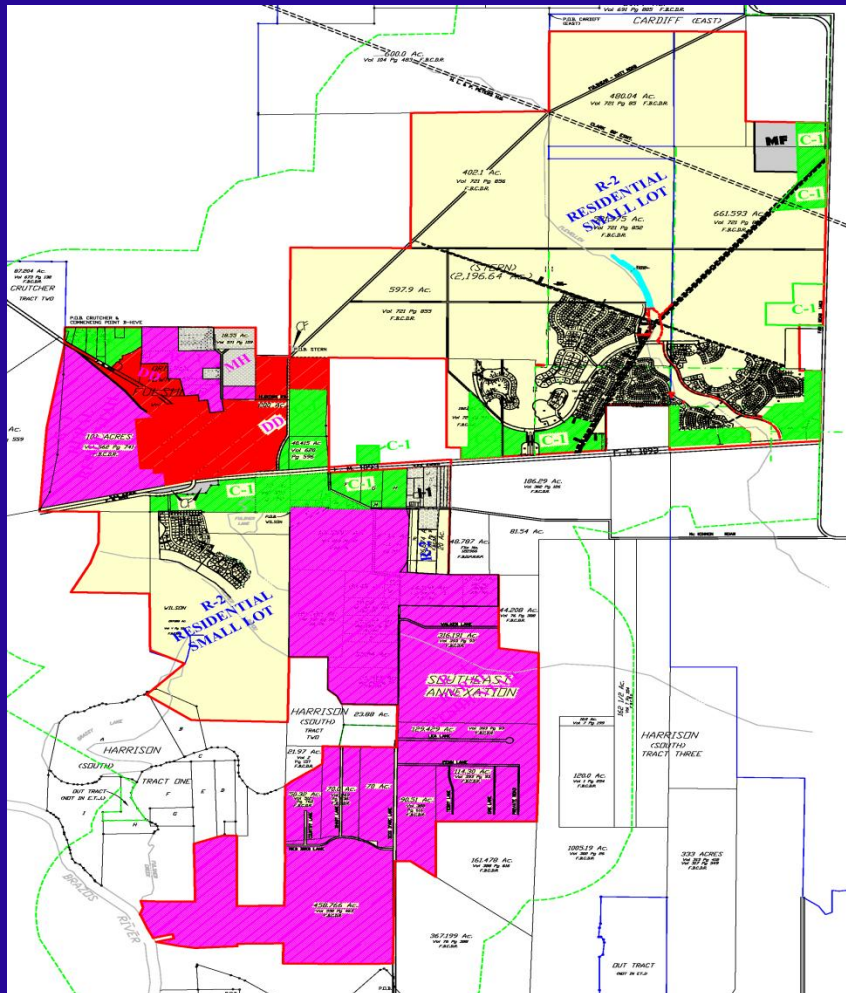
Finally, to better communicate with residents in the event of emergencies and in general the City launched its Blackboard Connect system.





PROJECTS UPDATE FY 2012

Other Accomplishments of Note



The City adopted a Zoning Ordinance to further the Quality development of the Community.



PROJECTS UPDATE FY 2012

Other Accomplishments of Note (Cont'd)

Additionally, the City:

- Launched its new web-site: www.fulsheartexas.gov
- Launched its “Find your Future in Fulshear” marketing program.
- Began the Comprehensive Planning Process
- Revitalized the Parks and Recreation Commission



PROJECTS UPDATE FY 2012

Other Accomplishments of Note (Cont'd)

Thanks to a donation of property from Cross Creek Ranch; the City Constructed a new parking lot at the Irene Stern Center with assistance from the 4B Corporation and the County





PROJECTS IN FY 2013 & BEYOND

**FULL DISCLAIMER:
THAT'S NOT ME!!
I WEAR A LONGER LOIN
CLOTH!**



Google Images



PROJECTS IN FY 2013 & BEYOND

In the new Fiscal Year, the City has completed several projects started in FY 2012 year and we have initiated several new projects to continue our momentum and growth.

Some of those include:



PROJECTS IN FY 2013 & BEYOND

Comprehensive Street Improvement Plan

The City initiated a comprehensive Street Improvement Program for the first time in its history. Beginning this Fiscal Year the City will rework/ resurface all streets (outside of the new Developments). This project will run for four (4) years and cost the City an estimated \$1.6 Million. The City and the County worked to prioritize streets by level of needed repair.



PROJECTS IN FY 2013 & BEYOND

Comprehensive Street Improvement Plan Year 1

In Year 1 that meant that Southern Bois D'Arc Lane, Terry, Penn, Oak, McKinnon, Syms, 5th and 2nd were up for repair. The project was budgeted to run the City \$525,000 and came in well under, so we are evaluating which streets in need might be able for work with the additional funds.



PROJECTS IN FY 2013 & BEYOND

Comprehensive Street Improvement



BEFORE



DURING



PROJECTS IN FY 2013 & BEYOND

Comprehensive Street Improvement





PROJECTS IN FY 2013 & BEYOND

Comprehensive Street Improvement Plan Year 2

In Year 2 the following streets are due for repair/rehab:

- **Country**
- **Shady**
- **Red Bird (the remaining section)**
- **Wallis**
- **Bois D'Arc (the remaining section)**



PROJECTS IN FY 2013 & BEYOND

Infrastructure Improvements (Cont'd)

Additionally, the City will begin preparations to replace its aging Waste Water Treatment Plant. Because everyone wants a water feature downtown, just not one like that.





PROJECTS IN FY 2013 & BEYOND

Infrastructure Improvements (Cont'd)

Working with the County, TxDOT and local landowners, the City hopes to finalize plans for expansion of FM 1093 and see construction start in Fiscal Year 2014

Google earth



PROJECTS IN FY 2013 & BEYOND

FM 1093 Project

Working with the County, TxDOT and local landowners, the City has finalized plans for the expansion of FM 1093 from James Ln. to FM 1463. Construction will begin in Fiscal Year 2014.



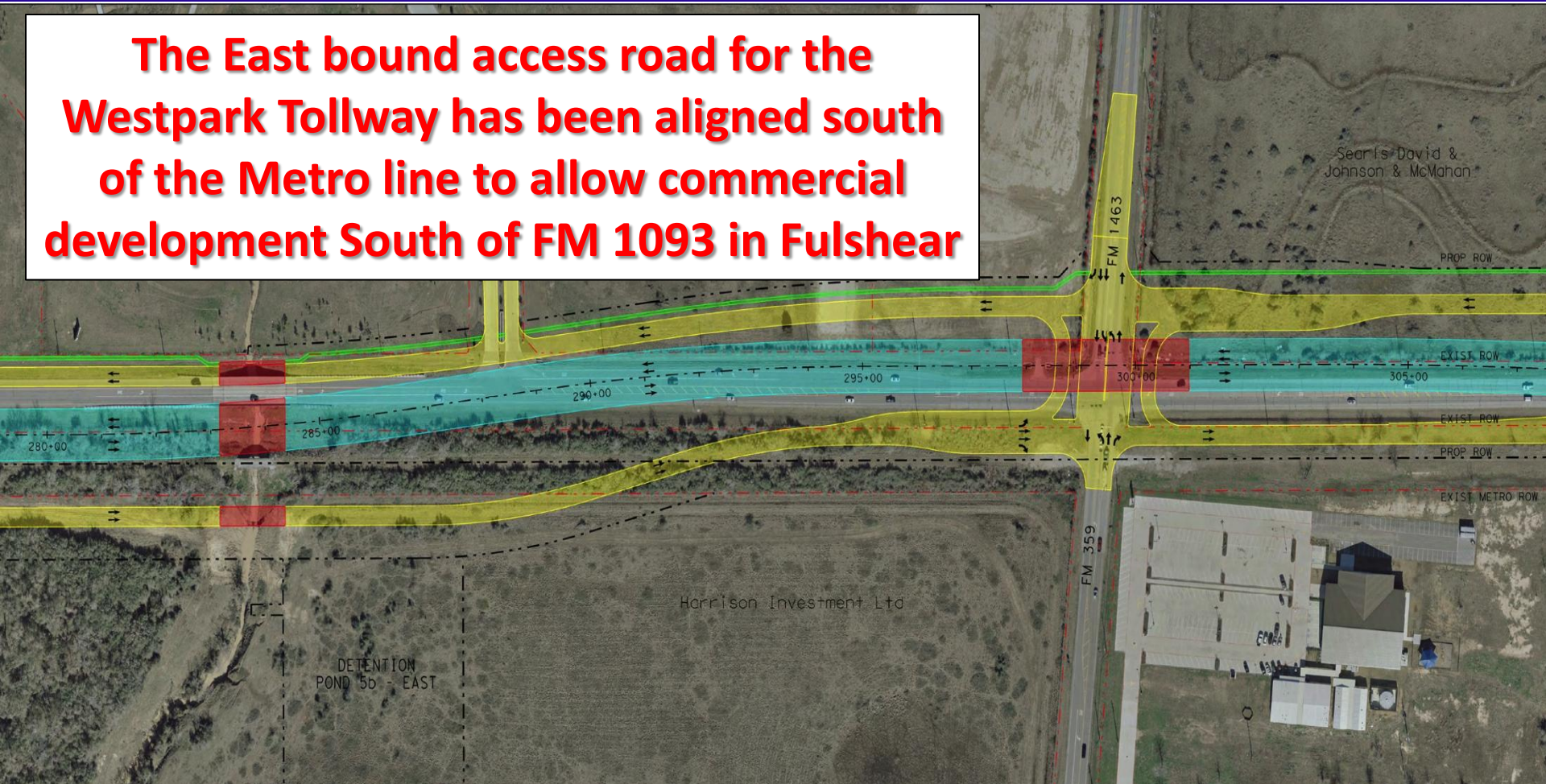
REVIS
DAN



PROJECTS IN FY 2013 & BEYOND

FM 1093 Project

The East bound access road for the Westpark Tollway has been aligned south of the Metro line to allow commercial development South of FM 1093 in Fulshear





PROJECTS IN FY 2013 & BEYOND

FM 1093 Project

The Westpark Tollway will end just past the entrance to Cross Creek Ranch, where FM 1093 will be expanded into a 4 lane thoroughfare with a large median

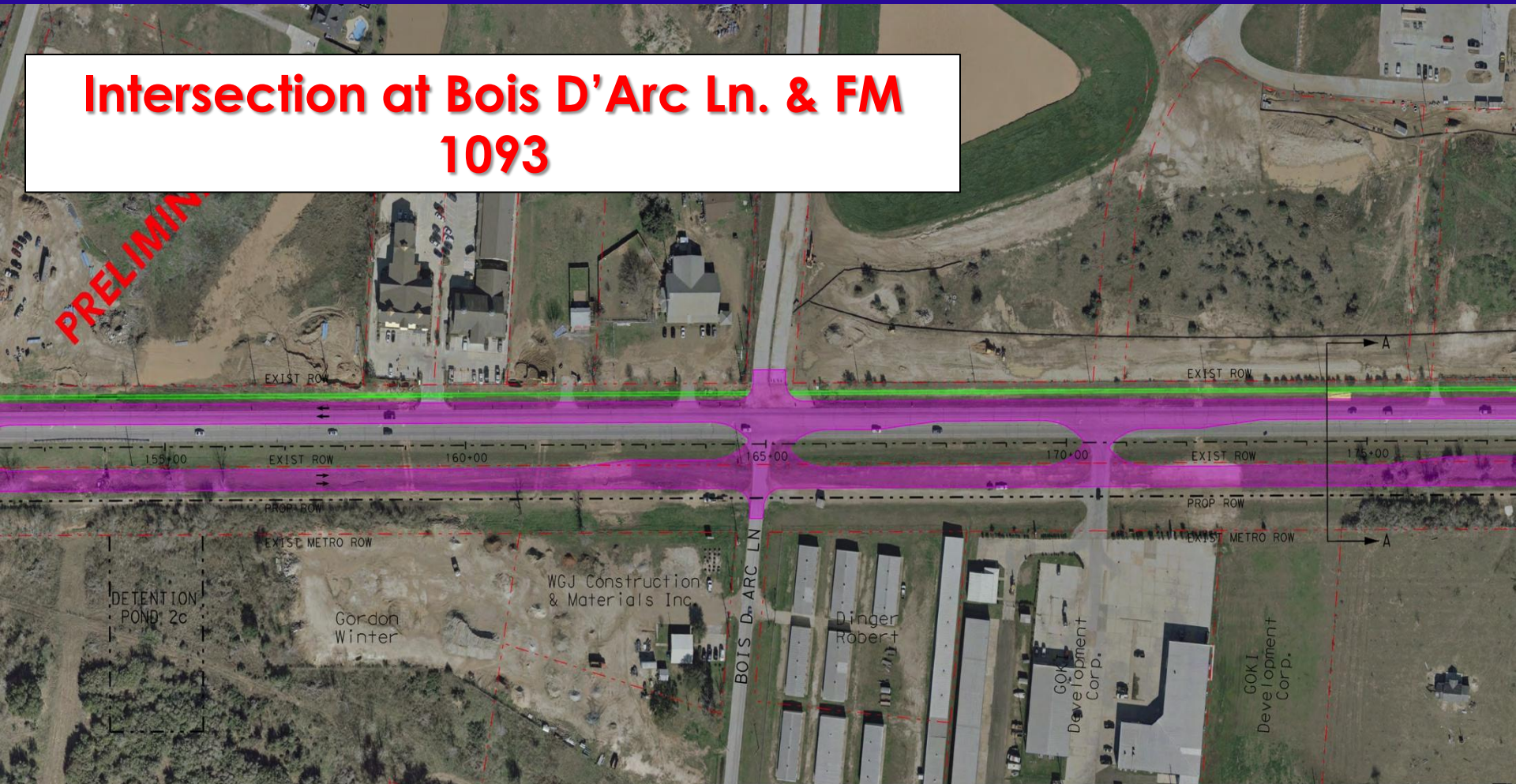




PROJECTS IN FY 2013 & BEYOND

FM 1093 Project

**Intersection at Bois D'Arc Ln. & FM
1093**

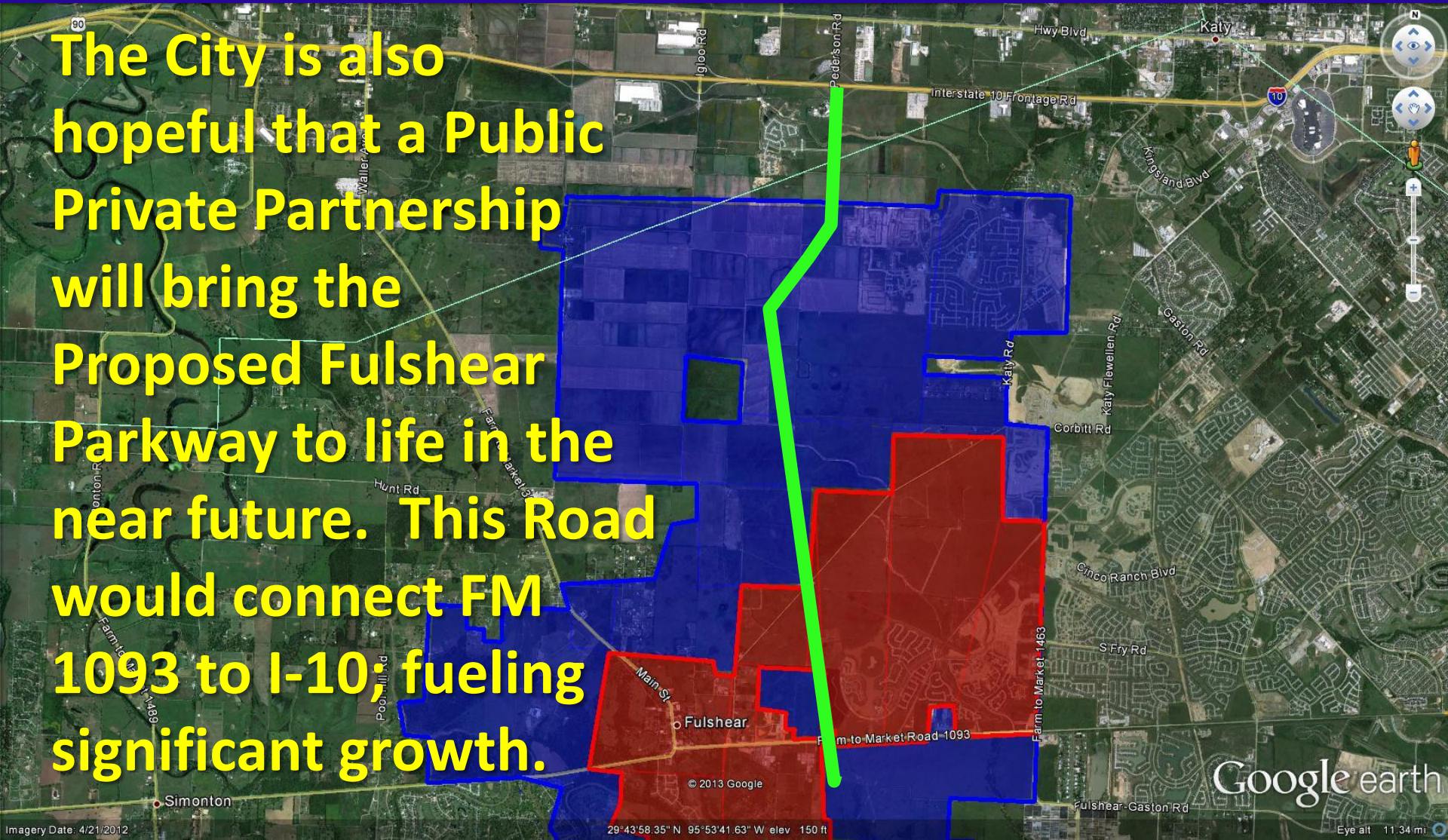




PROJECTS IN FY 2013 & BEYOND

Infrastructure Improvements (Cont'd)

The City is also hopeful that a Public Private Partnership will bring the Proposed Fulshear Parkway to life in the near future. This Road would connect FM 1093 to I-10, fueling significant growth.





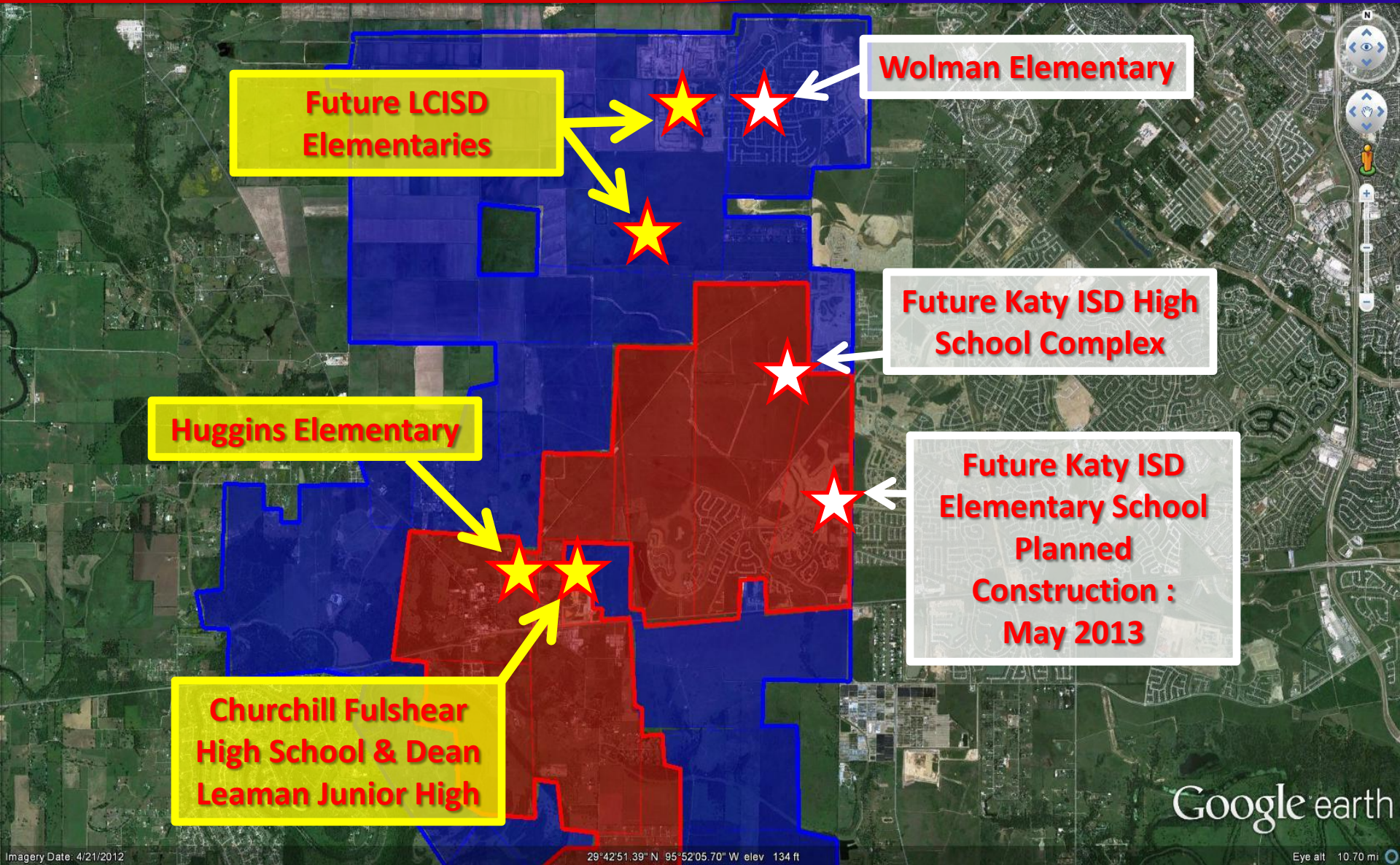
PROJECTS IN FY 2013 & BEYOND

Educational Growth

With the anticipated growth in population, our partners at Katy ISD and Lamar Consolidated ISD have plans for multiple campuses set to open within the next five years



PROJECTS IN FY 2013 & BEYOND





PROJECTS IN FY 2013 & BEYOND

Public Safety Improvements

**The City has continued to enhance
Police coverage with the addition of:**

- 2 new Full-time officers &
5 new Reserves
- 2 new Patrol vehicles & 2 new
Motorcycle Units
- Enhanced camera/ monitoring equipment





PROJECTS IN FY 2013 & BEYOND

Other Projects of Note

Additionally the City will:

- **Enhance and improve Parks facilities**
- **Codify our Ordinances**
- **Finalize our Major Thoroughfare and Comprehensive Plans**

and...



PROJECTS IN FY 2013 & BEYOND

Other Projects of Note

**Begin preparing for the drafting of our
Home Rule Charter as the City nears a
total population of 5,000**





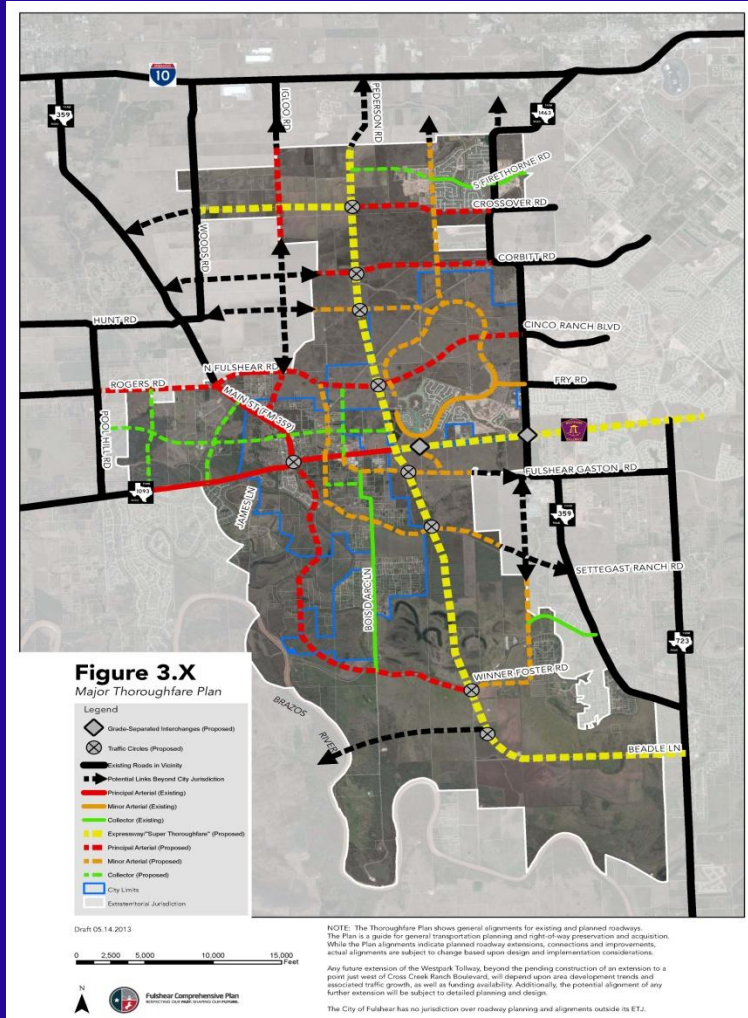
PROJECTS IN FY 2013 & BEYOND

Major Thoroughfare Presentation

General Presentation by:
Gary Mitchell, Kendig Keast
Collaborative

We will hold a Break Out
Session and take comments
following Mr. Mitchell's
overview.

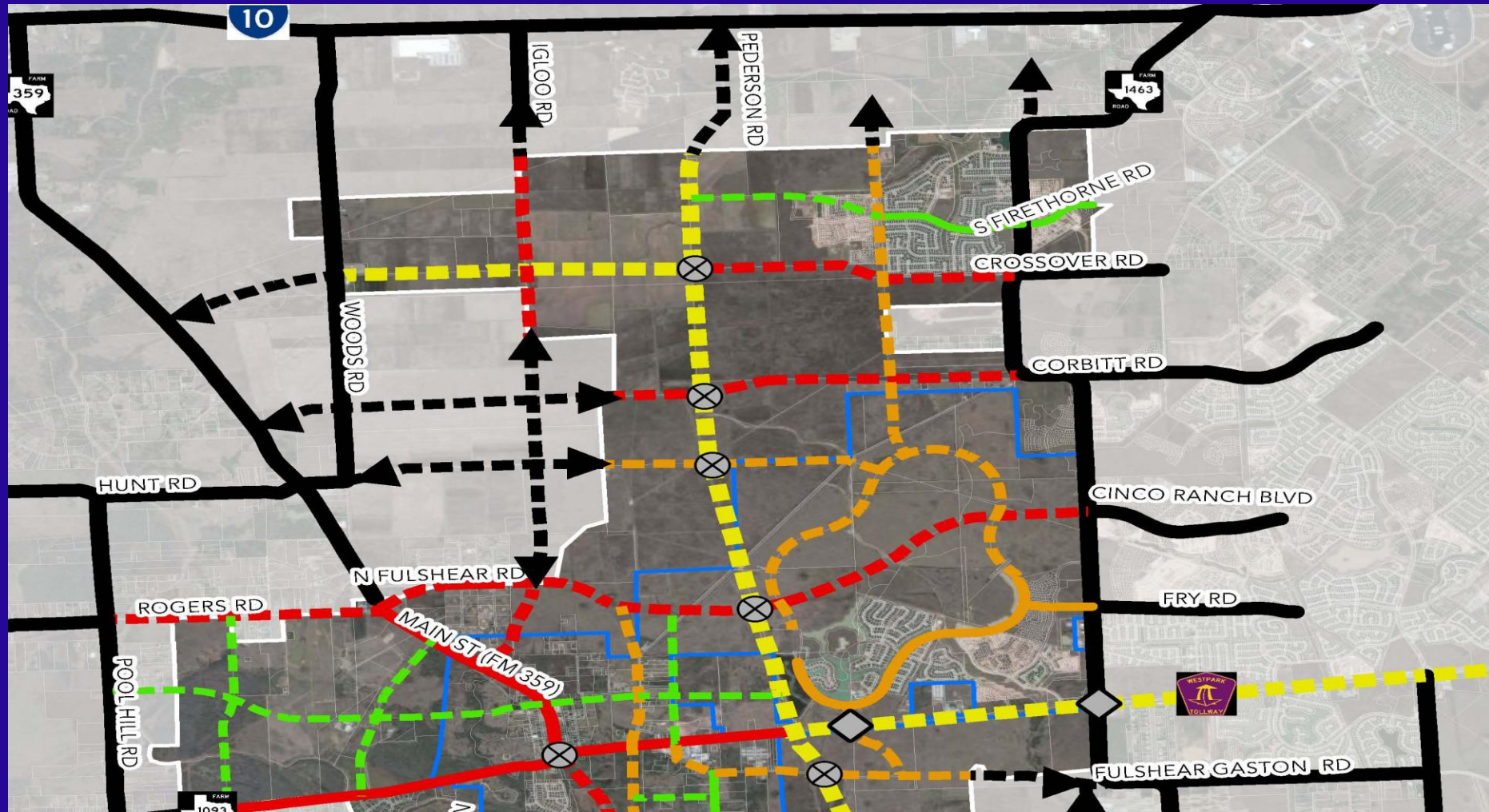
Please rejoin us following the
Break Out for closing remarks
and reminders of upcoming
events!





PROJECTS IN FY 2013 & BEYOND

Major Thoroughfare Presentation





PROJECTS IN FY 2013 & BEYOND

Major Thoroughfare Presentation





FIND YOUR FUN IN FULSHEAR



**PLEASE BE SURE TO JOIN US FOR THESE
GREAT EVENTS!...**



FIND YOUR FUN IN FULSHEAR

MOVIES UNDER THE STARS!

Thanks to a partnership
between:

COMING SOON

**The Fulshear Arts
Council**

&

**THE FULSHEAR 4B
DEVELOPMENT
CORPORATION**

FIND YOUR FUN IN FULSHEAR

FULSHEAR FREEDOM FEST

SATURDAY, JUNE 29TH 2013





FIND YOUR FUN IN FULSHEAR

THE CITY OF FULSHEAR SCARECROW FESTIVAL
hosted by
CROSS CREEK RANCH/
JOHNSON DEVELOPMENT
OCTOBER 2013





FIND YOUR FUN IN FULSHEAR

THE FESTIVAL OF LIGHTS CHRISTMAS PARADE

December 2013



FIND YOUR FUTURE IN

THANK
YOU!

Be sure to friend the City and
Fulshear Police on Facebook

FULSHEAR, TEXAS

